

# Former Fire Station Strathmore Avenue



## Site Planning Brief

## Site Information

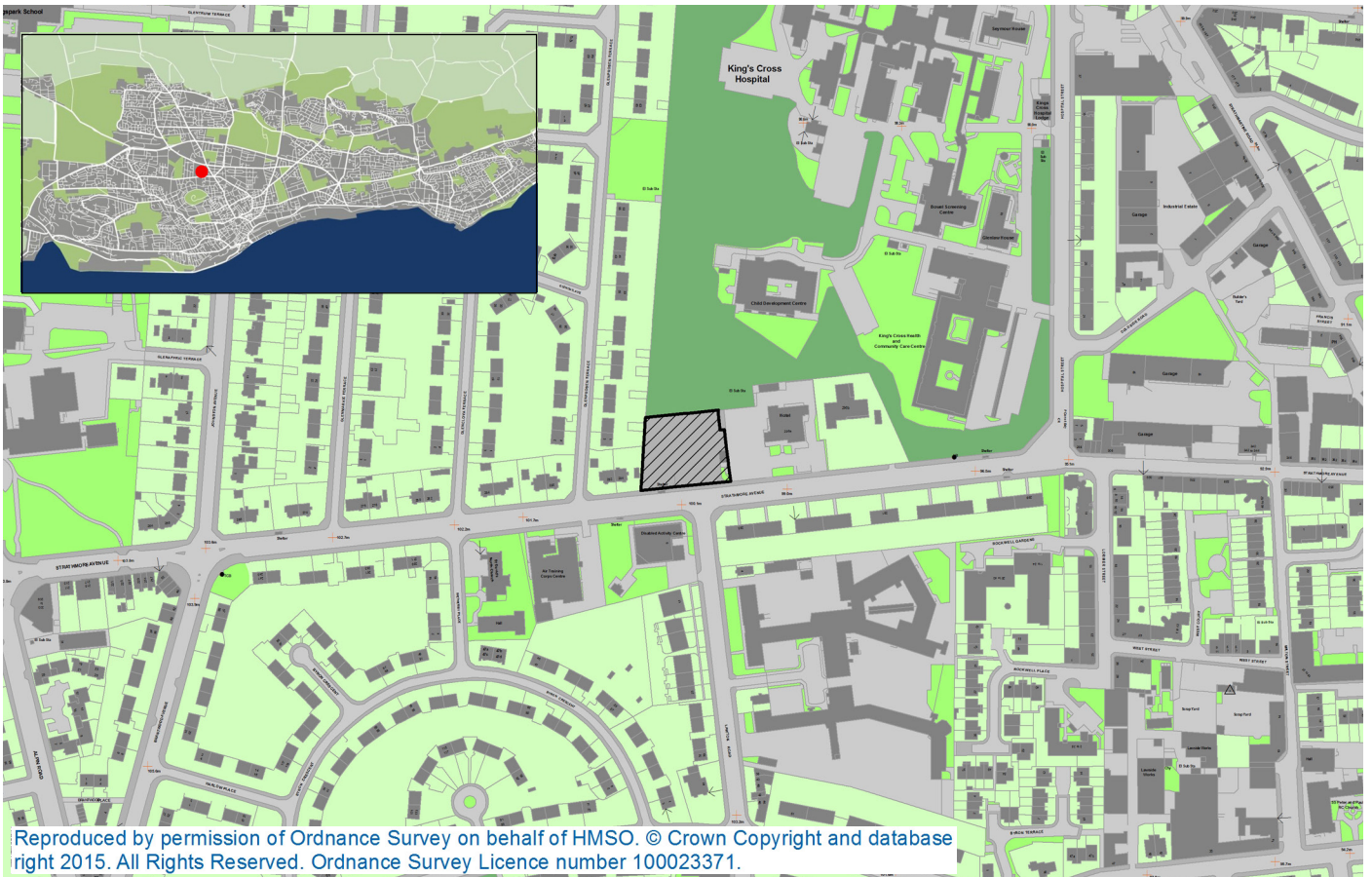
Address: 296 Strathmore Avenue, Dundee, DD3 6SH

Area: 0.25 hectares

LDP Allocation: Identified as a Brownfield Housing Site (H17) with an indicative capacity of 7 units.

Site Characteristics: Prominently located at the junction of Lawton Road and Strathmore Avenue, the site has been cleared of all buildings and is generally flat in nature.

Land Ownership: Owned by Dundee City Council and available for immediate sale.



## Location and Site Description

The site is located on the northern side of Strathmore Avenue, directly opposite Lawton Road, and is accessed from Strathmore Avenue. The fire station buildings that originally occupied the site have been demolished and the site is available for redevelopment.

The site lies within a mixed use area. To the north of the site, there is a wooded area within the grounds of King's Cross Hospital; to the east a 5-storey hotel; to the southeast 3-storey residential flats; to the southwest the premises of a children's charity; and to the west 2-storey residential houses and flats.

The buildings along this section of Strathmore Avenue are set well back from the carriageway. Trees along the pavements and within the curtilages of the buildings add to the character of the street.

Unless otherwise stated in this Site Planning Brief all development will require to conform to the policies and design guidance set out in the LDP and associated Supplementary Guidance.

## Design Guidance

The site benefits from a prominent location adjacent to the junction of Strathmore Avenue and Lawton Road. Any development on the site will be particularly visible from the south. As such, the Council seeks a creative, high-quality redevelopment of the site that respects the quality of the surrounding built and natural environment.

### House Type/Mix

In the Suburban area, the Dundee Local Development Plan seeks the development of houses rather than flats, unless a site planning brief indicates otherwise. This Site Planning Brief identifies an opportunity for houses or flats to be built on this site. It is considered that the site is suitable for flats because:

1. a water mains restricts development on the western part of the site;
2. a flatted development will allow a landmark building to be constructed on the site.

Where flats are proposed these should be contained within one building.

### Landscaping and Open Space

All buildings on the site should be set well-back from the footway edge to respect the existing open character of Strathmore Avenue and to allow space for landscaping in the interests of the visual appearance of the streetscape.



To maintain the natural environment of the street, the planting of semi-mature trees along the boundary with Strathmore Avenue is encouraged, whilst justification will be required for the removal of any of the semi-mature trees currently on the site.

## Site Constraints

### Drainage

It is unlikely that any form of drainage connection would be permitted into the nearby Dens Burn culvert due to known downstream flood risks associated with that watercourse and a flood risk assessment for any proposed development will be required.

### Water Mains

Development cannot take place where the water mains run under the west of the site; this will help to protect the amenity of the properties to the west. Subject to discussions with Scottish Water, there may be an opportunity to maintain residential amenity through the planting of trees and shrubs on the west of the site.

### Sub-Station

A substation is located to the east of the site.

## Additional Information

Further information on this site can found in the Housing Site Information Document on the Council website

[http://www.dundeeccity.gov.uk/sites/default/files/publications/CD\\_LDP\\_Housing\\_Site\\_Information\\_Jan14.pdf](http://www.dundeeccity.gov.uk/sites/default/files/publications/CD_LDP_Housing_Site_Information_Jan14.pdf).



Dundee City Council  
City Development Department  
Planning Division  
Dundee House  
North Lindsay Street  
Dundee  
DD1 1LS

<b>This information is made available in large print or in an alternative format that meets your needs.</b>	
<b>Chinese</b>	欲知詳情，請致電：01382 435825
<b>Russian</b>	Более подробную информацию можно получить позвонив по телефону: 01382 435825
<b>Urdu</b>	مزید معلومات کے لئے برائے مہربانی 01382 435825 پر فون کریں۔
<b>Polish</b>	po dalszą informację zadzwoń pod numer 01382 435825
<b>Alternative Formats</b>	For further information please contact the issuer of this publication

#### **Planning Enquiries**

Development Plans & Regeneration  
Planning Division  
e-mail: [localdevplan@dundeecity.gov.uk](mailto:localdevplan@dundeecity.gov.uk)  
Telephone: 01382 433105

#### **Site Purchase Enquiries**

Asset Management & Property Development  
Property Division  
e-mail: [david.godfrey@dundeecity.gov.uk](mailto:david.godfrey@dundeecity.gov.uk)  
e-mail: [alastair.kay@dundeecity.gov.uk](mailto:alastair.kay@dundeecity.gov.uk)  
Telephone: 01382 433138